



OCTOBER

Keystone
Subdivision
Homeowner's
Association
Newsletter

www.keystonehomesalive.com

Note from the HOA President - Brad Mills

Welcome to all the new home owners in our neighborhood. We continue to send out emails as necessary to alert and inform our members on important issues. Please be sure to go to our website, www.keystonehomesalive.com, to sign up for our email list. The website also shows the dates for upcoming neighborhood yard sales and the date of the annual February association meeting.

The next yard sale is October 20 and 21 and the meeting is February 24 at 9:00 a.m. at Faith Bible Church south of the Oak Hill Entrance. Please use our website to find out the HOA requirements to make exterior changes or additions to your home. The HOA subdivision review committee must approval all items such as new yard barns, home additions, pools, and fences. The board members contact information are available on our website. Please feel free to email or call us with your questions or concerns.

MARK YOUR CALENDAR

October 20 - 21, 2017

Keystone Subdivision
Yard Sale

February 24, 2018

Faith Bible Church
5601 Oak Hill Road
9:00 am – 11:00 am

Keystone Homeowner's Association
P.O. Box 8101, Evansville, IN 47716

President – Brad Mills 812-459-8482
Vice President – Paul Jensen 812-760-6158
Secretary/Treasurer - Cindy Turner 812-402-1464

Lawn Care Calendar for the Midwest

Use this lawn-care calendar to help you have a beautiful lawn all season long.

Spring

Getting your mower ready: Start the lawn-care season by taking care of your mower. Bring in your mower for service in early spring. This helps you beat the rush so your mower is in tip-top shape right when you need to use it. Be sure to sharpen the blade at least once a year (more often is better). Save money and sharpen your lawn mower blade yourself. There are many YouTube videos that show you how to do this.

Start your lawn from seed: Though fall is the best time to start a new lawn from seed, you can also do it in spring. Don't wait for late spring; your lawn needs to get established before summer heats up.

Stop crabgrass: Crabgrass and other annual weeds need to grow from seed each year, so a well-timed application of pre-emergence herbicide like "Dimension" can stop them in their tracks. Spread the pre-emergence herbicide as forsythia blooms in your area start to drop. That is around March 15 for Evansville. Apply a second treatment on June 15.

Aerate your lawn: If your lawn doesn't grow well because of hard, compacted soil, aerate it in spring (when your grass is actively growing).

Start mowing: Bring out the lawn mower when your grass grows about 3.5 inches tall. Keep most grasses at least 2.5 to 3 inches tall -- this height helps the grass ward off weeds and withstand summer drought.

First feeding: If you feed your lawn a couple of times a year, a light application of lawn food in early spring will help get your grass off to a great start. Keep it light and use a slow-release or organic fertilizer. Wait to fertilize until your lawn needs mowing for the first time.

Summer

Use a grub control: If grubs are an issue, spread a grub-control product that continues to work through the season. The best time to do this is in early June.

Keep mowing: With summer heat, your grass is probably going to slow down a little. During hot, dry periods, it may only need mowing once every two or three weeks (wait for it to grow about 3.5 inches tall). During cooler, moister weather patterns, mow enough to keep it from getting more than 3.5 inches tall -- that could be every week or more than once a week.

Fall

Fertilizing: If you only feed your lawn once a year, autumn is the best time to do it. In fact, your lawn could take a light application of fertilizer in early fall and again in late fall.

More mowing: It seems like it never ends: As temperatures cool, your lawn will grow faster. You'll likely need to mow regularly through the end of the season.

Cleanup time: It's a good idea to clean up fallen leaves. If you don't want to rake them up, run your lawn mower over your lawn two or three times. This chops the leaves into fine pieces so they decompose and add to your soil's structure. Otherwise, rake up and compost the fallen leaves.

Over seeding: Most grasses in the Midwest grow best when it's under 75 degrees F. -- making autumn the ideal time to over seed. Be sure to give your new grass about a month before your first average first frost so it can get established.

Frost Dates: Each winter, on average, your risk of frost is from **October 25 through April 10**. Almost certainly, however, you **will** receive frost from November 8 through March 30. You are almost guaranteed that you **will not** get frost from April 22 through October 10. Your frost-free growing season is around 198 days.

Aerating: Cooler autumn temperatures mean your grass will start growing more again -- so it's a great time to aerate to loosen compacted soil.

Home Exterior Maintenance

Please be sure to keep on top of your home maintenance and repair. This includes the following:

- **Mow** – and edge your lawn weekly in the summers. Please don't blow your clippings or leaves into the road. This just gets blown into your neighbor's yard. Blow it back in to your yard to compost or sweep up and dispose in your refuse container.
- **Weed and clean out flower beds** – and natural areas. Apply fresh mulch or stone with a weed barrier.
- **Yard clean-up** – includes cleaning up fallen branches and/or trimming trees and bushes, and rake leaves. Don't store refuse behind your home or yard barn. Your neighbors must look at this.
- **Sidewalks and driveways** – may have holes and cracks which could cause accidents and



seal exposed aggregate concrete.

- **Windows** – need a cleaning, you might want to hire someone to do the second floor if your windows don't tilt.
- **Mailboxes** – often taking a beating where there's snow, so it's one more item on our exterior home maintenance.
- **Lawn care** – includes getting your lawn mower serviced or arranging for professional lawn care. See lawn care article.
- **Irrigation systems** – can be added to keep your yard green all summer long. Adjust sprinkler heads to reduce water sprayed into the street.
- **Heating and air conditioning systems** – should be checked at the

start of spring and again in the winter.

There are many websites that offer maintenance tips for the inside of your home as well.





Maintenance Report

From Paul Jensen

Next time you come in any of the entrances please notice that all the brick monuments at the entrances have been power washed and look like new!

Hello Residents,

This has been a fairly active year for the maintenance chair and committee. Winding up the Heckel Road changes and the adjustments to the entrances with the addition of sidewalks and the new curb lines made for some creative projects in and around the brick welcoming signs. The lights were replaced and the new _____ were planted. This fall the beauty is really showing. Next time you come in at any of the entrances please notice that all brick entrances have been power washed and look like new.

For all those living on the lakes, the last treatment was performed mid-late September. We are looking at making improvements in the water treatment program next year.

The KHA has again hired two law enforcement officers to patrol the neighborhood on Halloween night beginning at 4:00 p.m. and midnight with

overlapping patrol between 6:00 p.m. to 10:00 p.m.

Returning this year will be muskrat trapper Don Wolf who will trap the months of November and December for FREE.

If you have Muskrats on your lake, feel free to give Don a call with your concerns. His phone number is 812 425 6995.

The mowing contract has been fulfilled, but with the weather continuing to be summer like, we may have to add one more mowing in early October.

We have had some difficulty in connecting the lighting systems at both Delk and Flagstone entrances. Your KHA board is actively seeking professionals that can resolve the issue.

It has been my pleasure to serve as your Maintenance Chair for these past years and hope to continue in the future. if you have problems and concerns, please give me a call at 812 760 6158.

Restriction Reminders

from Cindy Turner



Fall is upon us. That means the leaves will be turning beautiful shades of red and yellow, days are getting shorter, and it's time to review our covenant restrictions again.

- Yard lights: The Covenants mandate that every home has a lamp post with a lamp that is operated by a photo cell so that it remains lit from dusk to dawn. Lamp post lights are to be maintained at all times. Unlit yard lights create unsafe conditions for motorists, pedestrians, and neighboring homeowners.
- Street Parking: Habitual parking on the street continues to be a problem throughout the subdivision. **No vehicle is to be parked on any street habitually or overnight on any street in the subdivision.** The subdivision was not designed to accommodate street parking. It is extremely difficult and dangerous for cars and service vehicles to navigate the subdivision when cars are parked in the street, especially on the curves and in the cul-de-sacs. If your driveway is empty, please have your family members/children, friends, and visitors who visit on a regular basis park in your driveway. If you have more vehicles than your garage and/or driveway can accommodate, please consider expanding your driveway to accommodate all your vehicles.
- Commercial Vehicles: The Covenants decree that only noncommercial vehicles, automobiles and private/personal vans shall be parked or located on any lot. All commercial, service and delivery vehicles owned, used or leased by homeowners or lessees must be parked in an enclosed garage if parked in the Subdivision.
- Trailers, boats, campers, etc: No trailer, camper, motor home, recreational vehicle, motorcycle, two (2) or four (4) wheeled or boat or any other item used for water activity can be parked in any driveway or Lot at any time unless parked within an enclosed garage. They shall not be parked or left overnight on any street in the Subdivision at any time.
- Garbage cans: All garbage cans or other containers for the storage or disposal of garbage or any other refuse are to be stored in a location which **cannot be seen from the street at the front of the home.** If you plan to build a fence to hide your garbage cans from view, please remember to get documented approval from the Review and Restrictions Committee prior to beginning construction.
- Fences: The HOA Covenants mandate that all fences be properly maintained. Proper fence maintenance is the responsibility of the Homeowner.
- New Construction: If you are considering adding a new yard barn, fence, pool, structure to enclose your garbage cans, driveway expansion or any structural changes such as a sunroom; please remember to **get documented approval from the Review Committee prior to beginning construction.**
- Lakes: Please remember that the lakes are only accessible via the common areas. Please do not stroll through the backyards of your neighbors who own homes on the lakes. This is their private property, not common property.
- Speed Limit: The Speed Limit within the subdivision is 30 MPH! School buses are on the subdivision roads. Please slow down & watch for children as they exit the buses.



If you have any questions about Covenant Restrictions, please consult the Keystone Homeowners Association Website @ <http://www.keystonehomesalive.com>.

When the snow starts flying ...

Please move your vehicles off the street when we receive three inches or more of snowfall. At this snowfall depth, our contracted snow removal service will be clearing the streets. Your vehicle will prevent him from doing the job we need.

As discussed at the Annual Meeting in February, the Board will inform you via email when to expect the snow removal service. We are not his first and only customer, so please be patient and watch for an email regarding his arrival on site.



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